

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
JUNE 25, 2013
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2013 through 1/2014	
		<u>Present</u>	<u>Absent</u>
Howard Nelson, Chair	P	4	1
Howard Elfman, Vice Chair	P	5	0
Paul Dooley	P	5	0
Genia Ellis	P	5	0
Joan Hinton	P	4	1
Jan Sheppard	A	3	2
Chad Thilborger	P	5	0
PJ Espinal [Alternate]	A	2	3
Joshua Miron [Alternate]	A	1	4
Robert Smith [Alternate]	A	2	3

Staff Present

Bruce Jolly, Board Attorney
 Ginger Wald, Assistant City Attorney
 Yvette Ketor, Secretary, Code Enforcement Board
 Peggy Burks, Clerk III
 Lori Grossfeld, Clerk III
 Jeri Pryor, Code Enforcement Supervisor/Clerk
 Robert Masula, Building Inspector
 George Oliva, Building Inspector
 Gerry Smilen, Building Inspector
 Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE12020966: Bruce Forbes, owner
 CE11092259: Lorna Whyte, owner
 CE11062648: G. Vann Padgett, company representative
 CE12031755: Ricardo Molina, manager
 CE11110003: Scott Mello, general contractor
 CE12022421: Wilner Delzince, owner
 CE12021373: Kassem Kamel, owner's brother
 CE12080811: Patrick Reeder, owner

CE12011094: Leon Allen, owner
CE12030489: Hamilton Forman, owner's attorney
CE09020070: Stephanie Toothaker, attorney; Robert Keelser, general manager
CE12081222: Jacqueline Grady, attorney
CE11121644: Michael Wattner, contractor; Edwin Stacker, attorney
CE12031419: Harry Cannon, owner
CE11041294: Steven Baggiero, representative
CE12030960: Scott Mello, general contractor
CE12011974: Maria Dominguez, owner
CE12111407: Robert Lehane, owner
CE13020487: Thomas Coon Jr., owner's representative
CE11090745: Solomon Guelsby, owner
CE12091050: Jean Marcelle Maus, owner
CE12111477: Maria Castro, contractor; Michael Dicondina, owner's nephew
CE12010620: Luis Castillo-Oliver, owner; Todd Ratliff, original general contractor
CE13011049: Mike Leech, owner
CE13050274: Roland Rincon, contractor
CE13030539: Henry Stine, owner
CE11121903: Frederick Chelly, owner; Cemal Egilmez, owner's son
CE13031021: Ronald Reed, owner

Chair Nelson called the meeting to order at 9:00 a.m., introduced Board members and explained the procedures for the hearing.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE12020966

735 Northwest 17 Street
SCB FAMILY LAND TR
GUIDOLIN, KEVIN TRSTEE

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/18/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

George Oliva, Building Inspector, reported he had met with the owner, who informed him he had hired an architect and a contractor and requested a 63-day extension. Inspector Oliva recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11062648

920 East Las Olas Boulevard
THE LAS OLAS COMPANY INC

This case was first heard on 4/23/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

Gerry Smilen, Building Inspector, stated corrected plans for the walk-in cooler had been submitted the previous day.

Michael Weymouth, president, said they hoped to have a permit soon and requested 90 days to get the permit and have the work done. Inspector Smilen recommended a 28-day extension to pull the permit.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

Case: CE12030960

3431 Southwest 13 Court
ADAMS FLL LLC

Certified mail sent to the owner was accepted on 6/12/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS, INSPECTIONS AND CERTIFICATE OF OCCUPANCY
FROM THE CITY BUILDING DEPARTMENT:

1. THE CARPORT WAS ENCLOSED WITH A PERMIT THAT WAS
LEFT TO EXPIRE AND CONVERTED INTO A RENTAL
APARTMENT WITH A COOKING AREA AND A BATHROOM.
2. INTERIOR RENOVATIONS WERE DONE IN THE EXISTING
KITCHEN AND BATHROOMS.
3. A CENTRAL A/C HAS BEEN INSTALLED IN THE
DWELLING.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS WERE DONE TO BUILD THE NEW KITCHEN AND BATHROOM INSIDE THE ENCLOSED CARPORT WITH NEW WASTE AND HOT AND COLD WATER PIPES HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE RENTAL APARTMENT WITH NEW CIRCUITS TO THE WINDOW A/C.
2. POWER SUPPLIED TO THE LIGHT OUTLETS IN THE NEW KITCHEN AREA WITH THE 220V RUN FOR THE RANGE OUTLET. THE CENTRAL A/C WITH THE 7.5KW HEATER HAS BEEN INSTALLED IN THE MAIN HOUSE. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND A 7.5 KW ELECTRICAL HEATER.

FBC(2007) 105.10.3.1

THERE'S A BUILDING PERMIT #96071653 ISSUED NOVEMBER 1, 1996 TO ENCLOSE THE CARPORT INTO A FAMILY ROOM WITH NO PLUMBING, WHICH FAILED INSPECTION AND WAS LEFT TO EXPIRE.

FBC(2007) 109.10

THIS WORK HAS BEEN PERFORMED AND COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 110.1.1

THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE

**REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY
FROM THE BUILDING DEPARTMENT.**

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation. Inspector Oliva confirmed the property was vacant on his last visit but the contractor had informed him that a tenant had moved in.

Scott Mello, general contractor, said the violations dated to 1998 and confirmed that he had not done the original work resulting in the violations. He requested an extension.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE12021373

1301 Northeast 1 Avenue
KASSEM, NASSER

This case was first heard on 4/23/13 to comply by 6/25/13. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13. Ms. Pryor read an email from the owner indicating he had hired air conditioning and shutter contractors and requesting additional time.

George Oliva, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12081222

2744 Davie Blvd
LA SEGUNDA REALTY CORP

This case was first heard on 2/26/13 to comply by 3/26/13. Violations and extensions were as noted in the agenda. Service was via posting on the property on 6/18/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of an \$8,100 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the permits had been pulled and some work had already been done. He recommended a 28-day extension.

Jacqueline Grady, attorney, stated a tenant had installed the air conditioning units without the owner's permission and without permits. She said all work should be done by the following week, and requested a 28-day extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11092259

751 Alabama Avenue
WHYTE, LORNA B &
HARRIS, JACINDA

This case was first heard on 4/23/13 to comply by 6/25/13. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, said the permits were in process and recommended a 63-day extension.

Lorna Whyte, owner, was present.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE09020070

2000 North Ocean Boulevard # Hotel
URBANA PELICAN GRAND I LLC

This case was first heard on 2/22/11 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

Robert Masula, Building Inspector, reported nothing had changed.

Stephanie Toothaker, attorney, stated there had been a delay submitting the plans and they had replaced the original general contractor, who was not licensed in Broward and could not apply for the permit. She requested a 30-day extension. Inspector Masula did not object to the request.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Dooley and Mr. Elfman opposed.

Case: CE12030489

1843 Southwest 4 Avenue
HATCHER, RICHARD

This case was first heard on 7/24/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

Gerry Smilen, Building Inspector, reported the property was being maintained but no permit applications had been submitted yet.

Collins Forman, attorney, said the tenants had been removed. He stated an electrical contractor was concerned about being responsible for additional code violations if he did any work on the property. Mr. Forman informed the Board that the contractor had assured him that the permit applications would be submitted soon and suggested he request an additional 63 days.

Inspector Smilen supported a 63-day extension.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12050811

1308 Citrus Isle
REEDER, PATRICK

This case was first heard on 9/25/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

Gerry Smilen, Building Inspector, reported a roof permit application had been submitted on June 3 and a correction notice had been sent for the primary permit on the same date, but it had not been picked up yet.

Patrick Reeder, owner, said he was doing his best. He stated permit applications had been submitted for the addition and the fence. His architect had informed him that he had picked up and resubmitted the plans. Inspector Smilen confirmed in the computer that the fence gate, which had been added to the fence, must still be addressed. He also said no plans had been picked up for corrections as Mr. Reeder's architect had indicated. Inspector Smilen recommended a 28-day extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11041294

3216 Northeast 42 Court
TESOLIN, BRUNO &
AULENSI, JERI LYNN

This case was first heard on 10/25/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$2,720.

Robert Masula, Building Inspector, said progress was being made and recommended a 63-day extension.

Steven Baggiero, representative, displayed a judgment the owner had against the former tenant who had taken 18 months to evict. He described work being done at the property but admitted there was no action regarding the dock. Chair Nelson was concerned that the roof repairs had still not been done, since this presented a danger to the neighborhood.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Dooley and Chair Nelson opposed.

Case: CE11121644

2765 Northeast 14 Street # PH1(PHW)
FALK, CHARLES E SR

This case was first heard on 10/23/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. Service was via posting on the property on 6/14/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

Robert Masula, Building Inspector, submitted a letter from the owner's attorney. Chair Nelson read the letter and explained that it contained a request for a 90-day extension because the attorney had just been hired to address the violations.

Edwin Stacker, attorney for the owner, explained that there had been four boat lifts constructed across the sea wall without permits. Two had been permitted and one had been removed. Mr. Stacker indicated his client would need a variance but there was an ongoing dispute with the survey company. He requested additional time.

Michael Wattner, contractor, stated the issue had been cleared up and the current surveyor would perform the survey. He said he intended to prepare and submit the application in an expedient manner.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12011094

1645 Northwest 8 Avenue
ALLEN, LEON

This case was first heard on 1/22/13 to comply by 3/26/13. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, reported the window and shutter permits had been ready for pickup since March and the fee was \$259. He recommended a 28-day extension.

Leon Allen, owner, stated he had not been working, so he was having difficulty paying for the permits. He requested more than 28 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12031419

2880 Northeast 33 Court # 206
CANNON, HARRY D

This case was first heard on 1/22/13 to comply by 2/26/13. Violations and extensions were as noted in the agenda. Service was via posting on the property on 6/13/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the \$2,025 fine, which would continue to accrue until the property was complied.

Robert Masula, Building Inspector, explained that the window permit had been issued on 2/27/13 and final inspection failed on 4/26/13 but was never rescheduled. Inspector Masula had rescheduled the inspections for the next day and recommended a 28-day extension.

Harry Cannon, owner, was present.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12022421

1270 Southwest 30 Avenue
DELZINCE, REYNOLD &
DELZINCE, MARIE G

This case was first heard on 11/27/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, reported the property was undergoing inspections and recommended a 63-day extension.

Wilner Delzince, owner, agreed to the extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12031755

1180 Northeast 1 Street
INVESTMENTS AT SOUTH FLORIDA LLC
%FEUERSTEIN LAW PA

This case was first heard on 8/28/12 to comply by 10/23/12. Violations and extensions were as noted in the agenda. Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the \$6,100 fine, which would continue to accrue until the property was complied.

Gerry Smilen, Building Inspector, reported the dumpster, door and water heater permit applications had been submitted the previous day. He had not reviewed the plans to ensure they covered all of the violations but he said this was significant progress.

Ricardo Molina, manager, stated he had submitted the applications and requested a 30-day extension.

Inspector Smilen supported a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Chair Nelson opposed.

Ms. Pryor introduced summer youth workers Sharnice Jones from Northeast High School and Jamal Davis from Dillard High School.

Case: CE12100899

301 Southwest 2 Street
301 SECOND CORP

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. The property was not complied. The City was requesting the Final Order be vacated.

Ms. Wald said the case was being presented to the Special Magistrate and requested the Board vacate the Final order dated 5/28/13. She said the City believed violations still existed on the property and could come back to the Board at a later date written differently.

Motion made by Ms. Ellis, seconded by Mr. Dooley to vacate the Final Order dated 5/28/13. In a voice vote, motion passed 6-0.

Case: CE10050006

204 Northwest 16 Street
LARA & BLENDI LLC

This case was first heard on 11/23/10 to comply by 1/25/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, said the carport permit had been issued in March and was passing inspections. He recommended a 91-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 91-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11070780

1616 Northwest 11 Street
BALBIN, CESAR

This case was first heard on 4/24/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13. Ms. Pryor read an email from the owner requesting an extension for inspections.

George Oliva, Building Inspector, recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11111325

1237 Northwest 7 Avenue
IMMEDIATE HOUSING INC

This case was first heard on 10/23/12 to comply by 11/27/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11092227

1136 ALABAMA Avenue
GOMEZ, JAVIER & ABIGAIL

This case was first heard on 6/26/12 to comply by 8/28/12. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, reported that the plans had been revised and the plumbing permit had been issued May 29. He recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Dooley, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE11101853

1630 Northwest 4 Avenue
MARTINON, JULIEN

This case was first heard on 3/26/13 to comply by 4/23/13. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, stated the property had recently failed final inspection and recommended a 63-day extension.

Motion made by Mr. Dooley, seconded by Mr. Thilborger, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12070255

2611 Northwest 16 Court
B & R PROPERTY SOLUTIONS LLC

This case was first heard on 4/23/13 to comply by 5/28/13. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, said he had not heard from the owner and did not recommend an extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 217-day extension to 1/28/14, during which time no fines would accrue. In a voice vote, motion **failed** 0-6.

Case: CE12071885

1327 Northwest 9 Avenue
SERVILUS, VARILIA

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, said there had been no progress at the property.

Mr. Dooley remarked that he had walked by the property and he thought the pipe had been installed to help drain the driveway, not the washing machine. Inspector Oliva said a trench led to the utilities. The Board reviewed the photos. Chair Nelson suggested staff take another look.

Mr. Jolly reminded the Board that their decisions must be based upon the evidence presented, not on personal experience.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to grant a 63-day extension to 8/27/13, during which time no fines would accrue. In a roll call vote, motion **failed** 3-3 with Ms. Ellis, Mr. Thilborger and Mr. Elfman opposed.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Thilborger opposed.

Case: CE12090219

2320 Northwest 14 Street
SME INVESTMENT GROUP LLC

This case was first heard on 3/26/13 to comply by 4/23/13. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

George Oliva, Building Inspector, reported the window permit application had failed review in April and had been picked up for revisions. He recommended a 28-day extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE10111974

410 Southeast 14 Court
VACA, MARIA ELENA

This case was first heard on 8/23/11 to comply by 10/25/11. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/26/13.

Gerry Smilen, Building Inspector, said the roof permit had been closed out June 20 and the final inspection was scheduled for the next day. He said the property was therefore complied.

Case: CE11110969

257 City View Drive
NGUYEN, QUYEN
CHEUNG, MARY

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/18/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

George Oliva, Building Inspector, said there was no progress and recommended imposition of the fines. He said he had never been contacted by the owner.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 6/26/13 and would continue to accrue until the property complied. In a voice vote, motion passed 5-1 with Chair Nelson opposed.

Case: CE12060767

3364 W Broward Blvd
ALNADI INC

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/18/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

George Oliva, Building Inspector, stated the owner had submitted a permit application the previous day and recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12111444

2660 Northwest 21 Street
MALLARD, LAWRENCE

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/18/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

George Oliva, Building Inspector, said no permit application had been submitted and recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 6/26/13 and would continue to accrue until the property complied. In a voice vote, motion passed 5-1 with Chair Nelson opposed.

Case: CE11121005

1604 Northwest 15 Place
COOPER, O F & ROSALIE

This case was first heard on 1/22/13 to comply by 3/26/13. Violations and extensions were as noted in the agenda. Service was via posting on the property on 6/18/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

George Oliva, Building Inspector, said the owner had not moved forward with permit applications submitted one year ago and now the property was for sale. He recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 6/26/13 and would continue to accrue until the property complied. In a voice vote, motion passed 6-0.

Case: CE12052435

5710 Northeast 18 Avenue
CASOR LLC

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/14/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

Robert Masula, Building Inspector, said he had never heard from the property owner.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 6/26/13 and would continue to accrue until the property complied. In a voice vote, motion passed 6-0.

Case: CE13011882

3333 Northeast 33 Street
GALT II LLC

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/14/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

Robert Masula, Building Inspector, said he had not heard from the owner and recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose the fine, which would begin to accrue on 6/26/13 and would continue to accrue until the property complied. In a voice vote, motion passed 6-0.

Case: CE12041455

411 Poinciana Drive
MARIANO, STEVEN H

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/17/13 and at City Hall on

6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

Gerry Smilen, Building Inspector, said he had spoken with the owner's representative, Paul Bull. Mr. Bull was supposed to get back in touch with Inspector Smilen but he had not. Inspector Smilen recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE12120086

600 Southwest 11 Court
JAMES F SHADDLE REV LIV TR
SHADDLE, JAMES F TRSTEE

This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 6/26/13.

Gerry Smilen, Building Inspector, said the builder had informed him they had applied for a fence permit the previous day. He recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 7/23/13, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: CE12011974

3943 Davie Blvd
DOMINGUEZ, MARIA TERESA

Certified mail sent to the owner was accepted on 6/12/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS, INSPECTIONS AND THE CERTIFICATE OF
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:
1. THE RESTAURANT, ANTOJITOS MEXICANOS, 3943 DAVIE
BLVD, WAS DAMAGED BY FIRE INSIDE THE ELECTRICAL
ROOM. THE RESTAURANT WAS REBUILT WITHOUT A
PERMIT.

A STOP WORK ORDER WAS ISSUED BY INSPECTOR J. HRUSCHKA, #275. THE WORK WAS FINISHED BY THE OWNERS WITH AN APPLIED PERMIT FROM MAY 10, 2012. TODAY IT'S OPEN FOR BUSINESS.

2. THE DOOR TO THE FORMER ELECTRICAL ROOM WAS BLOCKED UP AND THE WALLS WERE REMOVED.
3. A SINK WITH A GREASE TRAP WAS INSTALLED OUTSIDE THE REAR OF THE RESTAURANT.
4. ALTERATIONS TO THE MECHANICAL SYSTEM WERE DONE. NEW A/C AND DUCT WORK WERE INSTALLED INSIDE THE RESTAURANT.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva reported the case was opened pursuant to a complaint from the Fire Marshal's office after a fire at the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$150 per day, per violation.

Maria Dominguez, owner, acknowledged the violations and requested 90 days to obtain the permits. She stated the violations were for the market next door, which she also owned.

Inspector Oliva said the fire damage was in the rear of the restaurant where the meter room used to be located. That area had been demolished and the meters had been reinstalled outside the property with a permit. The other violations concerned work done inside the restaurant after the fire, as well as air conditioning and plumbing work. He stated there were safety issues present.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE11090745

921 Northwest 16 Terrace
GUESBY, ROBERT EST
%GUESBY, SOLOMON R

Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2007) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

1. THE NORTH CORNER OF THE EAST EXTERIOR WALL WAS DAMAGED DUE TO A CAR COLLISION. THE STRUCTURAL DAMAGE WAS REPAIRED. THE WALL WAS REBUILT AND THE WINDOWS ON THE FRONT WERE REPLACED AND A NEW DOOR WAS INSTALLED.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint from the Police Department. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Solomon Guesby, the deceased owner's son, explained how the accident happened and said he had hired a licensed contractor to do the work. The contractor had not pulled permits and Mr. Guesby could not get in touch with him. Inspective Oliva had no information on the contractor but he advised Mr. Guesby to speak to Detective Maura, who he believed had a case against the same contractor. Inspector Oliva stated Mr. Guesby could apply for an owner/builder permit if he resided at the property.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/24/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Chair Nelson opposed.

Case: CE13030539

2824 Northeast 35 Street
STINE, HENRY

Certified mail sent to the owner was accepted on 6/12/13.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. EXTERIOR DOORS WERE INSTALLED. PERMIT 01050284 TO INSTALL 5 SETS OF FRENCH DOORS WAS RENEWED IN 2010 BUT EXPIRED AGAIN.
2. THE KITCHEN AND BATHROOMS ARE BEING REMODELED. THE LAYOUT HAS BEEN CHANGED.
3. THE CONCRETE DECK LAYOUT WAS ALTERED AND PARTIALLY REMOVED.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. PLUMBING FIXTURES WERE REPLACED.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. THE ELECTRICAL CIRCUITS WERE ALTERED/ADDED.

FBC(2010) 105.11.2.1

PERMIT 01050284 TO INSTALL FRENCH DOORS, 5 SETS/REM WINDOWS HAS EXPIRED AND IS NULL AND VOID.

Inspector Masula submitted Notice of Violation detailing the violations and corrective action into evidence, and said he had no photos and he had not inspected the property personally. He stated there was an expired permit for the French doors.

Henry Stine, owner, said he had located the product approval (NOA) on the doors but an inspector had notified him that he must also install a light at each door. He had pulled a permit and hired an electrician who had never completed the work. Mr. Stine said he had a very limited income each month and did not have the money to comply the violations. He said he was trying to sell his boat to pay for the work. Mr. Stine requested time to sell the boat.

Mr. Stine informed Ms. Wald that he had not remodeled the kitchen or bathroom. Ms. Wald withdrew FBC(2010) 105.1#2 and #3 and FBC(2010) 105.4.4.

Motion made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 217 days, by 1/28/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE12010620

1401 Northeast 3 Avenue
CASTILLO-OLIVERA, LUIS R

Certified mail sent to the owner was accepted on 6/12/13.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED IN
THE FOLLOWING MANNER WITHOUT PERMITS:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. STRUCTURAL ROOF FRAMING IS IN PROGRESS. **COMPLIED**
3. ROOFING HAS BEEN INSTALLED. **COMPLIED**
4. INTERIOR FRAMING HAS BEEN ALTERED.
5. GLASS BLOCK HAS BEEN INSTALLED.
6. WINDOW OPENINGS HAVE BEEN RETROFITTED.

FBC(2007) 105.4.5

THE WEATHER HEAD TO THE ELECTRICAL SERVICE HAS
BEEN REPLACED WITHOUT A PERMIT.

Inspector Smilen said a Stop Work Order had been posted on the house. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$10 per day, per violation.

Luis Castillo-Oliver, owner, said he was unaware of the violations when he purchased the house at auction. He had already replaced the air conditioner with a permit and hired a contractor to replace the roof. He also had a contractor working on the electrical and window violations. Mr. Castillo-Oliver confirmed he was living in the house.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/24/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Chair Nelson opposed.

Ms. Ellis left the dais at 11:26.

Case: CE13031021

3425 Davie Blvd
REED, RONALD C

Certified mail sent to the owner was accepted on 6/13/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE INTERIOR OF THE BUILDING IS BEING REMODELED. WORK IS IN PROGRESS INSIDE EACH STORE. A STOP WORK ORDER WAS ISSUED FOR WORK W/O PERMITS ON MARCH 11, 2013:

1. THE ELECTRICAL CIRCUITS FOR THE LIGHTS AND WALL OUTLETS ARE BEING REPLACED WITH NEW ONES.
2. NEW MECHANICAL SYSTEMS ARE BEING INSTALLED. NEW CENTRAL A/C WITH DUCT WORK AND THE EXHAUST FANS FOR THE BATHROOM VENTILATIONS.
3. A NEW FLOOR LAYOUT IS BEING DONE WITH NEW FRAMING, INSULATION AND DRYWALL ON THE NEW PARTITIONS.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS WERE DONE TO REDESIGN THE BATHROOMS INSIDE EACH OF THE STORES SPACE WITH NEW WASTE AND HOT AND COLD WATER PIPES HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITIES IS BEING CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS ARE BEING DONE TO THE EXISTING ELECTRICAL SYSTEM TO BUILD THE INTERIOR OF EACH OF THE THREE STORES SPACE. THEY ARE WORKING BEYOND THE SCOPE OF THE ISSUED ELECTRICAL PERMIT #12111376 THAT WAS OBTAINED ON MARCH 12, 2013 AFTER THE STOP WORK ORDER WAS ISSUED. IT ONLY COVERS THE REPLACEMENT OF THE THREE EXISTING METER CANS AND THE MAIN FUSE PANELS INSIDE THE METER ROOM FOR EACH OF THE STORES. NOTHING FOR THE INSIDE WORK IN PROGRESS.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS INSIDE EACH OF THE THREE STORES.
2. BATHROOM VENTILATIONS ARE BEING REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said a Stop Work Order had been posted at the property on 3/11/13. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Ronald Reed, owner, said the tenanted space had been his office. He had replaced sheet rock in the other space because it had mold. Mr. Reed had found a contractor and an architect.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 4-1 with Mr. Dooley opposed.

The Board took a brief break.

Case: CE13011049

1510 Southeast 15 Street # 302
LEECH, MIKE

Certified mail sent to the owner was accepted on 6/12/13.

Gerry Smilen, Building Inspector, testified to the following violations:

FBC(2010) 105.4.4

THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH
PLUMBING WORK IN THE BATHROOM COMPLETED WITHOUT
PERMITS.

FBC(2010) 1604.1

THE BATHROOM FLOOR IN THE CONDOMINIUM UNIT HAS
DETERIORATED FROM WATER DAMAGE AND HAS NOT BEEN
DEMONSTRATED TO BE ABLE TO SUPPORT THE REQUIRED
LIVE LOADS OF THE FLORIDA BUILDING CODE.

Inspector Smilen reported the case was opened pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$20 per day, per violation.

Mike Leech, owner, said there had been a leak in the common area of the condo so it was the condo association's responsibility to repair it but he had paid a plumber to take care of the leak immediately. There was also damage that needed to be addressed and Mr. Leech had removed the tenant and hired a contractor.

Motion made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 5-0.

Case: CE13020487

704 Southwest 18 Street
ROGERS, ALEXANDER HAMILTON

Service was via posting on the property on 6/13/13 and at City Hall on 6/13/13.

Gerry Smilen, Building Inspector, testified to the following violations:

FBC(2010) 105.4.8

AN AWNING-TYPE STRUCTURE MADE OF CORRUGATED METAL
HAS BEEN INSTALLED ON THE BUILDING WITHOUT A
PERMIT.

FBC(2010) 105.4.11

A NEW A/C CONDENSING UNIT HAS BEEN INSTALLED ON
THE BUILDING WITHOUT A PERMIT.

FBC(2010) 105.4.17

A NEW OVERHEAD GARAGE DOOR HAS BEEN INSTALLED ON
THE BUILDING WITHOUT A PERMIT.

Inspector Smilen stated the case was opened pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Thomas Coon Jr., the owner's representative, agreed to comply within 63 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 5-0.

Case: CE12111477

1275 Seminole Drive
JOYCE, MICHAEL F & JAN M

Service was via posting on the property on 5/17/13 and at City Hall on 6/13/13.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 105.1

A DOCK HAS BEEN RENOVATED WITHOUT A PERMIT.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He read an email requesting a 56-day extension. He read another email indicating the project was being reviewed by Broward County Army Corps of Engineers and the permits should be issued within 30 to 60 days. Inspector Smilen recommended ordering compliance within 63 days or a fine of \$15 per day.

Michael Dicondina, the owner's nephew, agreed.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 5-0.

Case: CE12091050

1114 Southeast 7 Street
MAUS, THOMAS B JR & JEAN

Certified mail sent to the owner was accepted on 6/12/13.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE COMPLETION OF A KITCHEN REMODELING PROJECT
WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE
COMPLETION OF A KITCHEN REMODELING PROJECT WITHOUT
A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
COMPLETION OF A KITCHEN REMODELING PROJECT WITHOUT
A PERMIT.

Inspector Smilen state the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Jean Marcelle Maus, owner, agreed to comply. She explained that the contractor who had done the work would not call her back and she had hired a new one.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 5-0.

Case: CE12111407

641 Northeast 15 Avenue
LEHANE, ROBERT A

Personal service was made to the owner on 6/13/13.

Gerry Smilen, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE DUPLEX HAS BEEN ALTERED WITH INTERIOR
RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH INTERIOR
RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH
INTERIOR RENOVATIONS WITHOUT A PERMIT.

Inspector Smilen said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Robert Lehane, owner, said he had hired a contractor for renovations. He said the plans should be submitted for permits in a week or so. Mr. Lehane said there had been an illegal business at the property that had been removed.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 5-0.

Case: CE13050274

1612 Northeast 5 Street
HUYNH, RAYMOND NGOC

Service was via posting on the property on 6/13/13 and at City Hall on 6/13/13.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE TWO FAMILY DWELLING HAS BEEN ALTERED WITH THE
INSTALLATION OF A WOOD DECK AND OVERHANG WITHOUT A
PERMIT.

Inspector Smilen state the case was begun pursuant to a complaint and he had posted a Stop Work Order on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

Roland Rincon, contractor, said he had submitted the corrections and requested at least 60 days to do the work. He informed Inspector Smilen that they intended to remove the overhang, so they did not need a permit.

Motion made by Mr. Dooley, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 5-0.

Case: CE11121903

3234 W Broward Blvd
DETY CORP

Certified mail sent to the owner was accepted on 6/13/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. A FENCE WAS INSTALLED IN THE REAR ALLEY. **COMPLIED**
2. A CONCRETE SLAB WAS POURED OVER A SEPTIC TANK
AND DRAIN FIELD BETWEEN 2011 AND 2012 AS PER
BCPA PICTURES. THE PLUMBING PIPES WERE
REDESIGNED CAUSING BACK UP IN OTHER STORES. NO
VENTS HAVE BEEN PROVIDED FOR THE WASTE LINES.

3. THE INTERIOR WAS ALTERED. IT WAS GUTTED AND NEW WALLS WERE FRAMED AND DRY WALLED ON ONE SIDE, INCLUDING THE KITCHEN FACILITIES. **COMPLIED**

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case had begun pursuant to a complaint from Public Works and the Broward County Sewer Department. He stated FBC(2007) 105.1 #1 and #3 were complied. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Cemal Egilmez, the owner's son, and Frederick Chelly, owner, agreed.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent, motion passed 5-0.

The Board took a brief break.

Ms. Ellis returned to the dais at 12:20.

Case: CE11052482

1640 Northwest 5 Avenue
HAYEK, ELLIS

Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13.

Gerry Smilen, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE DUPLEX HAS BEEN ALTERED WITH THE COMPLETION OF AN ADDITION WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE COMPLETION OF AN ADDITION WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE COMPLETION OF AN ADDITION WITHOUT A PERMIT.

Withdrawn

FBC(2010) 111.1.1

Inspector Smilen stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$15 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13021195

2025 South Miami Rd
VICTORIA ONE ANCHOR BAY LLC

Certified mail sent to the owner was accepted on 6/12/13.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE PARKING LOT OF THIS MULTI-FAMILY BUILDING HAS
BEEN ALTERED WITH NEW ASPHALT AND STRIPING
COMPLETED WITHOUT A PERMIT.

Inspector Smilen reported the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$15 per day.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13031708

401 Riviera Isle # 101
ROBINSON, BENJAMIN

Service was via posting on the property on 6/13/13 and at City Hall on 6/13/13.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE CO-OP UNIT HAS BEEN ALTERED WITH A COMPLETE
INTERIOR RENOVATION WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE COMMENCEMENT OF INTERIOR RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE COMMENCEMENT OF INTERIOR RENOVATIONS WITHOUT A PERMIT.

Inspector Smilen said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE12020791

1851 Southwest 37 Terrace
DIAZ, RAUL E
DIAZ, JORGE L

Certified mail sent to the owner was accepted on 6/12/13.

Violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE ENCLOSURE OF THE OPEN PORCH INTO A SUNROOM WITH WINDOWS AND DOORS INSTALLED.
2. A STORAGE SHED WAS INSTALLED ON THE PROPERTY.
3. INTERIOR REMODELING OF THE KITCHEN AND BATHROOMS WITH NEW CABINETS AND FIXTURES.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated he had a signed stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Case: CE12040861

3065 Northwest 19 Street
RHETT, RICHARD

Certified mail sent to the owner was accepted on 6/12/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

AN A/C AND EXTERIOR DOORS WERE INSTALLED WITHOUT
PERMIT.

FBC(2010) 105.4.11

THE A/C WAS REPLACED.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Motion made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE12061703

1301 Northwest 15 Avenue
1301 Northwest 15TH Avenue LLC

Certified mail sent to the owner was accepted on 6/12/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

DURING ROUTINE INSPECTIONS ON THIS AREA AT 10:45
AM, AND FOR THE PAST WEEK I OBSERVED MALES WORKING
INSIDE OF THIS VACANT DWELLING. SOME WINDOWS HAVE
BEEN CHANGED. RENOVATIONS ARE BEING PERFORMED
INSIDE THE DWELLING INCLUDING BUT NOT LIMITED TO
CENTRAL A/C, CABINETRY, ELECTRICAL AND PLUMBING
UPGRADES INSIDE THE KITCHEN AND BATHROOMS WITHOUT
PERMITS. LAST PERMIT ISSUED WAS 2005. A STOP WORK
WAS ISSUED.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS WERE DONE TO UPGRADE THE KITCHEN AND BATHROOM WITH NEW WASTE AND HOT AND COLD WATER PIPES HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO UPGRADE THE KITCHEN AND BATHROOMS WITH NEW CIRCUITS FOR THE LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE NEW CENTRAL A/C WITH A 7.5 KW HEATER. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1609.1

ALL THE NEW WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2010) 1609.1.2

Inspector Oliva said the case was begun pursuant to a complaint from the homeowners association and a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE12070889

928 Northwest 1 Street # 200
COUNTRYWIDE PRINTING INC

Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AS THREE CAR LIFTS WERE
INSTALLED WITH NEW ELECTRICAL CIRCUITS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE12091316

2533 Southwest 8 Street
TUCHOW, TYLER

Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. ROOM LOCATED ON THE FRONT EAST SIDE OF THE PROPERTY APPEARS TO BE AN ILLEGAL CONVERSION. OBTAIN ALL NECESSARY PERMITS FOR CONVERSION FROM GARAGE TO BEDROOM OR RETURN IT TO ITS ORIGINAL STATE WITHIN 30 DAYS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and stated the property was being used as a rooming house. He recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Motion made by Mr. Thilborger, seconded by Mr. Dooley to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/27/13 or a fine of \$125 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13060610

1608 Northwest 5 Avenue
FERACE, JAMES E JR
STEFANOV, PATRICK

Service was via posting on the property on 6/17/13 and at City Hall on 6/13/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. WORKING W/O PERMITS. TWO CENTRAL A/C'S WERE INSTALLED ON A METAL STAND HANGING FROM THE SOUTH WALL OF THE DWELLING.
2. INTERIOR REMODELING WORK IS IN PROGRESS INSIDE 1610 WITH EXPIRED PERMITS.

3. ELECTRICAL FIRE HAZARD USING EXTENSION CORDS TO POWER THE CENTRAL A/C AND SOME ELECTRICAL ALTERATIONS ON THE OUTSIDE OF THE BUILDING WITH NEW POWER SUPPLY RUNS INSIDE PVC PIPES.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE OWNER HAS INSTALLED TWO MINI SPLIT CENTRAL A/C'S WITH ELECTRICAL HEATERS ON A METAL STAND THAT IS HANGING FROM THE SOUTHSIDE WALL.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE METAL STRUCTURES FOR THE TWO SPLIT SYSTEMS HANGING FROM THE WALLS DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE PER FBC 116.1.2. THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WIND'S UPLIFT.

Inspector Oliva said the case was begun pursuant to an email from the Fire Marshal. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Motion made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Ms. Ellis opposed.

Case: CE12100262

4761 Bayview Drive
BYALICK, MITCHELL & MARICELA

Certified mail sent to the owner was accepted on 6/15/13.

Robert Masula, Building Inspector, stated the case was being rescheduled to Board's July hearing.

Case: CE13020955

6527 Bay Club Drive # 6527-3
POOLE, ROBERT L &
POOLE, RITA J

Service was via posting on the property on 6/18/13 and at City Hall on 6/13/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

INSTALLED A CHAIRLIFT WITHOUT THE REQUIRED
PERMITS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

Motion made by Mr. Dooley, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13030601

1321 Northeast 14 Street
HSBC BANK USA NA TRSTEE

Personal service was made to the owner on 6/18/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

1. REPLACING EXTERIOR SIDING.
2. BLOCKED UP DOOR OPENING AND WINDOW OPENINGS
WITH CBS BLOCK.
3. REPLACED WINDOWS.
4. REPLACED BATHROOM FIXTURES.
ALL WORK BEING DONE WITHOUT THE REQUIRED
PERMITS.

Inspector Masula submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day. He informed Chair Nelson that he had not seen the violations personally and he did not have photos.

Ms. Pryor rescheduled the case for the Board's August hearing.

Case: CE13031439

1319 Northeast 13 Avenue
STICHT, STEPHEN D

Personal service was made to the owner on 6/18/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

- THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. FENCE SECTIONS WERE INSTALLED. A REVIEW OF THE PERMIT HISTORY SHOWED THAT NO FENCE PERMITS WERE OBTAINED SINCE THE HOUSE WAS BUILT IN 1951.

Inspector Masula submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 30 days or a fine of \$10 per day.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/23/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Approval of Meeting Minutes

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to approve the minutes of the Board's May 2013 Meeting. In a voice vote, motion passed 6-0.

Communication to the City Commission

None

For the Good of the City

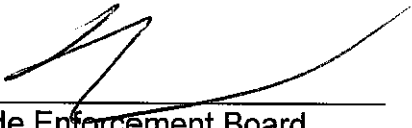
No discussion.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by

CE11110003 CE11051291 CE13011095 CE13021668
CE12120050 CE13020421

There being no further business to come before the Board, the meeting adjourned at 1:21 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Minutes prepared by: Jamie Opperee, ProtoType Inc.